



# Brownfields Cleanup Revolving Loan Fund Pilot

## *Jackson County Brownfields Redevelopment Authority, MI*

Outreach and Special Projects Staff (5105)

Quick Reference Fact Sheet

*EPA's Brownfields Economic Redevelopment Initiative is designed to empower states, communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields. A brownfield is a site, or portion thereof, that has actual or perceived contamination and an active potential for redevelopment or reuse. EPA is funding: assessment demonstration pilot programs (each funded up to \$250,000 over two years), to assess brownfields sites and to test cleanup and redevelopment models; job training pilot programs (each funded up to \$200,000 over two years), to provide training for residents of communities affected by brownfields to facilitate cleanup of brownfields sites and prepare trainees for future employment in the environmental field; and, brownfields cleanup revolving loan fund (BCRLF) programs (each funded up to \$1,000,000 over five years) to provide financial assistance for the environmental cleanup of brownfields. These pilot programs are intended to provide EPA, states, tribes, municipalities, and communities with useful information and strategies as they continue to seek new methods to promote a unified approach to site assessment, environmental cleanup, and redevelopment.*

### BACKGROUND

Jackson County is an old industrial community replete with mills along the Portage, Kalamazoo, and Grand Rivers, and railroad industries along the route from Detroit to Chicago. Today, Jackson County is a diverse community that includes 19 townships, 7 villages, and the City of Jackson. The incidence of poverty in the county is high and close to the state average of 13%, but within Jackson City, the poverty rate is 21%, with a per capita income of \$10,500 (1990 figures).

To combat the financial and community drain created by abandoned industrial and commercial properties, the County and City of Jackson have both established Brownfields Redevelopment Authorities (BRAs) – a product of the Michigan Brownfields Redevelopment Financing Act (MBRFA). The BRA of Jackson County has utilized an EPA Assessment Demonstration Pilot grant to create an initial inventory of 100 known and/or suspected brownfields sites, undertaken regular community outreach activities, and assessed at least seven sites. The pilot assessments have leveraged \$110 million in new investment, helped retain 1,400 utility jobs, and are expected to create over 20 new industrial jobs.

### PILOT SNAPSHOT



Jackson County, Michigan

**Date of Announcement:**  
April 2001

**Amount:** \$1.0 million

**BCRLF Target Area:**  
Sites throughout the City  
and County of Jackson

#### Contacts:

Jackson County Brownfields  
Redevelopment Authority  
(517) 788-4455

Region 5 Brownfields  
Coordinator  
(312) 886-3058

Visit the EPA Region 5 Brownfields web site at:  
<http://www.epa.gov/R5Brownfields/>

For further information, including specific Pilot contacts, additional  
Pilot information, brownfields news and events, and publications  
and links, visit the EPA Brownfields web site at:  
[www.epa.gov/brownfields](http://www.epa.gov/brownfields)

## BCRLF OBJECTIVES

The goal of the Jackson County BCRLF is to clean up and redevelop brownfields properties and create jobs by encouraging private investment through timely and accurate site information. The County's BCRLF will also provide additional financial incentives through the BRA, which may include other state and federal resources. Proposed uses of BCRLF loans include redevelopment of the contaminated former Michigan Industrial Holdings, Inc. property and two former metal recycling facilities owned by Jackson Iron & Metal.

## FUND STRUCTURE AND OPERATIONS

The BRA of Jackson County is the cooperative agreement recipient and will serve as the lead agency and fund manager. The BRA is considering several options for selection of a site manager.

## LEVERAGING OTHER RESOURCES

Federal resources available to supplement the BCRLF objectives include the Department of Commerce Economic Development Administration's Brownfields Program, and the Housing and Urban Development Community Development Block Grants. At the state level, the Michigan Department of Environmental Quality offers the Brownfield Redevelopment Site Reclamation Grant Program and the Clean Michigan Initiatives program. The MBRFA allows the BRAs to use tax increment financing to repay site assessment and remediation costs. In addition, firms and families located within the designated tax-free Renaissance Zones are not required to pay income taxes. Finally, the BRA of Jackson County is planning to provide additional resources to the BCRLF.

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*Use of BCRLF Pilot funds must be in accordance with CERCLA, and all CERCLA restrictions on use of funding also apply to BCRLF funds.*

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